

PETITION

August 8, 2007
University Hills Neighborhood Plan
10 369 acre tract of ABS 22 SUR 29 Tannehill JC

Dear Members of the Council

We, the undersigned owners of the property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than GR GR zoning with a conditional overlay excluding undesirable uses to the city or neighborhood group would also be acceptable

This part of the property is currently zoned LO-CO We are requesting the Council not down-zone the site to SF-6, per Staff recommendation, but rather zone the property GR We are asking the Council to consider this piece of land as a part of the larger 10 369 acre tract instead of an individual piece of property The 10 acre tract would have 682' of frontage on Highway 183 and access back to Springdale Road via Turner Lane, a private road that will be built by the developers of the 3 tracts contiguous to it That would mean access points onto a Highway 183 and Springdale – a road that has been designated as an arterial by the City

The land just to the north of our site is zoned GR and their neighbor – The Lincoln Properties owned HEB shopping center – is zoned CS The tract of land to the south is single family residential, but we feel that with the setbacks the city has in place already, their property will not be disturbed We are also discussed with the neighborhood group their desire that Ashland Dr not be extended into our development, which we are willing to agree to The highest and best use for this property, in our opinion, is a retail or medical use Negotiations are currently underway with a medical user with a 30,000 square foot footprint interested in incorporating general dentistry, pediatrics, orthodontics, and speech therapy under one roof Under LR zoning, we would not be able to accommodate this kind of use

Given the large amount of frontage along Highway 183, the zoning of the adjacent tract of land to the north, and our desire to build a quality project on the tract – we believe this tract warrants GR zoning We are more than willing to work with the neighborhood group and City of Austin to put Conditional Overlays on the land that eliminate some uses

Thank you for your time and consideration,